

# PHILIP WOOLLER

## SALE AGREED



WILLOW VALE W12 • SHEPHERD'S BUSH  
£750,000 FREEHOLD



- 3 bedrooms
- Bathroom
- Double reception / dining
- Kitchen
- Patio Garden
- Boarded loft storage
- Good design and finish throughout
- Planning granted for loft conversion / drawings available

Type  
Victorian house

Gross internal floor area  
1001 sq ft / 93 sq m approx.

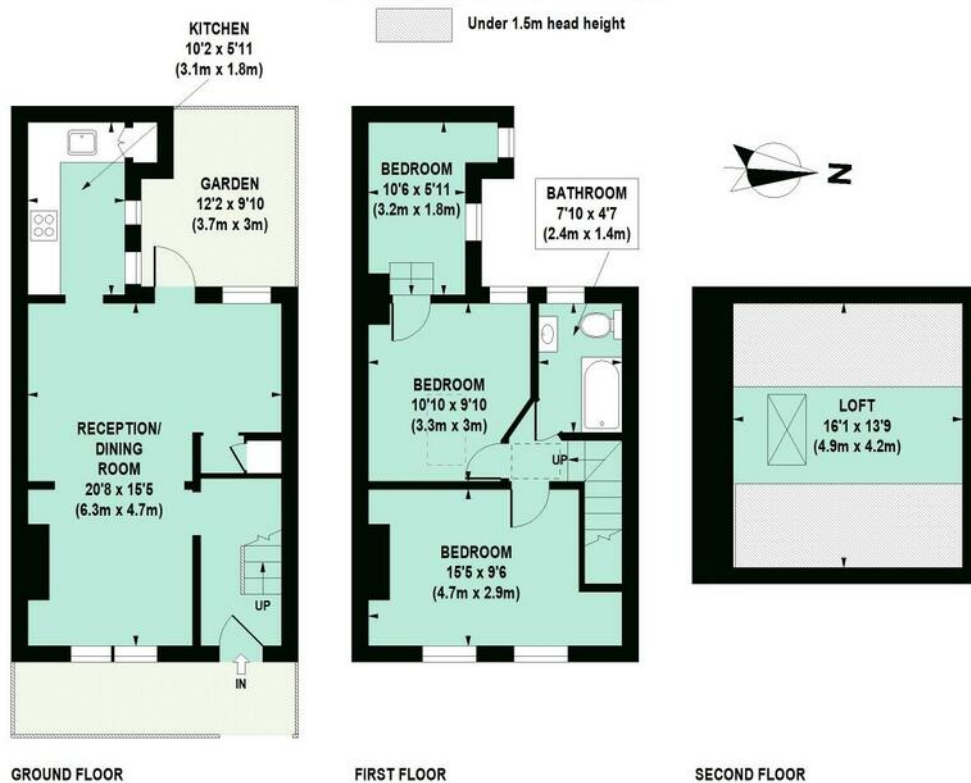
Nearest stations  
Shepherd's Bush Market (Hamm. & City and Circle Lines) Shepard's Bush (Central Line)

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### Willow Vale, W12

Approximate Gross Internal Area 93 sq m / 1001 sq ft  
(Including loft of 20 sq m / 215 sq ft)



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

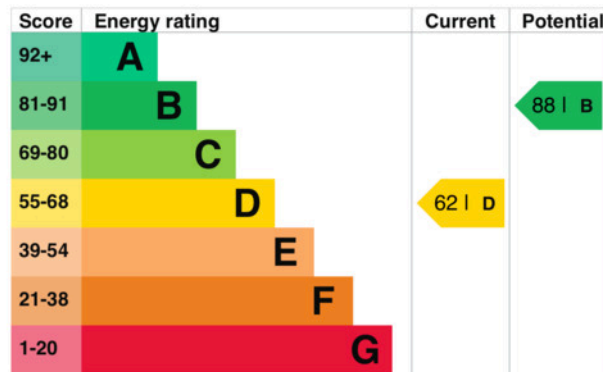
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### Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

### IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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